UNITED	STATES DIST	RICT COURT
Southern	District of	New York
SYSKA HENNESSY GROUP, INC.,	•	New York
v .		SUMMONS IN A CIVIL ACTION
ASSOCIATES, Inc.		
	R CASE N	WIBER 2771
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Yamasaki Internati	onal lee Associ	otes, Inc.
900 Tower Drive Troy, Michigan		
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Michael T. Rogers, Suzan Arden, Esq.		
Wasserman Grubin &	Rogers, LLP	
1700 Broadway New York, NY 10019		
(212) 581–3320		
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Michael T. Rogers (MR-8813) Suzan Arden (SA-4715) WASSERMAN GRUBIN & ROGERS LLP 1700 Broadway New York, New York 10019 (212) 581-3320 Attorneys for Plaintiff Syska Hennessy Group, Inc. UNITED STATES DISTRICT COURT OF THE SOUTHERN DISTRICT OF NEW YORK SYSKA HENNESSY GROUP, INC., Index No. Plaintiff, **COMPLAINT** -against-YAMASAKI ASSOCIATES, INC... Jury Trial Demanded

Jury 1 riai Demande

Defendant.

Plaintiff Syska Hennessy Group, Inc., by and through its attorneys Wasserman Grubin & Rogers, LLP, as and for its Complaint against Yamasaki Associates, Inc. respectfully alleges as follows:

NATURE OF THE CASE

1. Plaintiff Syska Hennessy Group, Inc. (hereinafter referred to as "Syska") commences this action seeking to recover the outstanding payments due and owing in the amount of \$1,934,380.61 as a result of Yamasaki Associates, Inc. (hereinafter referred to as "Yamasaki") unwarranted failure to honor its obligations to remit payment. Despite Syska's repeated demands to Yamasaki for payment, Yamasaki wrongfully continues to withhold payment.

THE PARTIES

- 2. Syska was and is a domestic corporation duly organized and existing under and by virtue of the laws of the State of New York with its principal place of business located at 11 West 42nd Street, New York, New York.
- On information and belief, Yamasaki is a foreign corporation, duly organized and 3. operated under and by virtue of the laws of the State of Michigan with its principal place of business located at 900 Tower Drive, Troy, Michigan.

JURISDICTION AND VENUE

- 4. Jurisdiction is proper in this Court under 28 U.S.C. § 1332 because the amount in controversy exceeds \$75,000.00, exclusive of interest and costs, and the parties are citizens of different states.
- 5. Venue is proper in this Court under 28 U.S.C. § 1391 because a substantial part of the events giving rise to this claim arose in this District and because Plaintiff Syska's principal place of business is in this District.

FACTUAL BACKGROUND

The Project

6. Upon information and belief, in or about May, 2006, Qatar Petroleum, acting on behalf of the Qatar Foundation for Education, Science and Community development (hereinafter collectively referred to as the "Owner"), awarded Baytur Construction & Contracting Company (hereinafter referred to as "Baytur') the contract to design and build the landmark National Convention Center located in Education City, Doha, Qatar (the "Project"). The Project was to be completed in thirty-three (33) months.

7. Upon information and belief, in or about May, 2006, Baytur retained Yamasaki to perform the necessary architectural services for the design of the Project and to retain the engineers required to design the related structural, civil, mechanical aspects of the Project.

Syaka-Yamasaki Agreement

- 8. Thereafter, on or about May, 2006, Yamasaki retained Syska to provide certain engineering services for the Project (the "Agreement"). Specifically, Syska was to prepare the designs for the mechanical, electrical, plumbing, information technology, security, interior and exterior façade lighting, vertical transportation and fire alarm systems for the Project (the "MEP/FP Systems").
- 9. Pursuant to the Agreement, Yamasaki agreed to and was obligated to pay Syska an agreed upon lump sum fee of \$4,690,100 for the performance of basic services ("Basic Services Fee") and Yamasaki would also reimburse Syska for the actual expenditures incurred relating to its services on the Project. The Basic Services Fee was calculated to cover the performance and completion of design services within a calendar period of approximately twelve (12) months.
- 10. Yamasaki also agreed to, and was obligated to compensate Syska for all additional services performed on the Project in accordance with Syska's hourly rate schedule for the personnel performing services on the Project ("Additional Services").
 - 11. The Agreement further provided, *inter alia*, that:
 - (i) Yamasaki was to remit payment to Syska within 5 working days of receipt from the Owner;
 - (ii) Syska was permitted to cease all work for the Project if its invoices were not paid within 45 days of their submittal; and

- (iii) Syska would be compensated as an Additional Service for any services provided as a result of changes requested by the Owner, Baytur and/or Yamasaki.
- 12. During the course of the Project, Yamasaki was also responsible to identify, coordinate and distribute the design parameters and related information it would receive from the Owner and Baytur for each of the MEP/FP Systems to be designed by Syska.
- 13. Though the Project was located in Qatar, all dealings by and between Syska and Yamasaki relating to the Agreement were conducted in New York. In fact, Yamasaki solicited Syska's New York office and the negotiations relating to the Agreement were conducted at meetings held in Syska's New York office.
- 14. Moreover, Syska services for the Project were also performed from its offices located in New York. These services included, but were not limited to:
 - Review of architectural programming and existing schematic designs
 - Preparation of design drawings
 - Preparation of Specifications
 - Calculation, specification, sizing and location of equipment
 - Review of shop drawings
 - Review and responses to Requests for Information (RFIs)
 - Review of product data and samples
 - Determination of equipment loads, ventilation and power requirements
- 15. Project communications between Syska and Yamasaki were dispatched from and directed to Syska's New York offices. The project design meetings were also conducted at Syska's New York offices. Moreover, other consultants such as the structural, theatre and acoustical consultants were located in New York.

Yamasaki's Failures on the Project

- 16. Despite that it was of paramount importance for Yamasaki to timely distribute accurate information on the Project, Yamasaki, on numerous occasions had either failed to furnish, was late in providing and/or submitted inaccurate information to Syska. Consequently, Syska was forced to continually expend additional time for its personnel, which exceeded time allocated in the Basic Services Fee, to revise and re-work the design of the Mechanical/Operations Systems to accommodate the receipt of late and/or inaccurate information.
- 17. Moreover, the Owner, Baytur and Yamasaki issued numerous changes to the overall architectural design. These changes also impacted the design of the MEP/FP Systems and necessitated revisions to and additional work on the Project by Syska.
- 18. Pursuant to the Agreement, Syska was to be paid as Additional Services for the services performed to accommodate the changes in design and/or which resulted from the delays caused by Yamasaki in providing the required information for the Project. Syska proceeded with the performance of the Additional Services as requested by Yamasaki, and in reliance of the promises of Yamasaki to timely remit payment therefore.
- 19. Nevertheless, despite Syska's complete performance of its obligations, Yamasaki has failed and refused to remit payment for some of the Basic Services and the Additional Services performed by Syska on the Project. The outstanding amount due and owing is \$1,934,380.61.
- 20. Despite repeated demands for payment, Yamasaki has embarked on a course of action to deny Syska the monies it is due on the Project.

- 21. Throughout its years in the international construction community, Syska has enjoyed a reputation as one of the premier mechanical engineering firms in the world. In fact, Syska has been involved in projects in over a dozen countries including Dubai, Saudi Arabia, Egypt, Macedonia, Korea, Iran, Turkey, Singapore, England, Taiwan, Nigeria and South Africa.
- 22. Yamasaki recognizes that Syska has completed 77% of the MEP/FP systems design for the Project.

FIRST CAUSE OF ACTION

- 23. Syska repeats, reiterates and realleges each and every allegation set forth in paragraphs "1" through "22" of this complaint with the same force and effect as if fully set forth at length herein.
- 24. There exists a real and actual controversy between the parties herein concerning Yamasaki's continuing failure to remit payments due and owing to Syska in the amount of \$1,934,380.61.
- 25. Syska duly performed and provided the work and services required by Yamasaki under the Agreement.
- 26. Pursuant to the terms and conditions of their Agreement, Syska was to receive from Yamasaki the sum of \$5,113,198.56 for the Basic Services and Additional Services performed and its reimbursable costs incurred on the Project. To date, Yamasaki still owes Syska \$1,934,380.61 under the Agreement.
- 27. Yamasaki has failed and refused to pay all or any part of said sum, except for \$3,178,817.93, leaving a balance due of \$1,934,380.61.
- 28. Despite full and complete performance by Syska, Yamasaki breached the Agreement by failing and refusing to pay the sum of \$1,934,380.61 due and owing to Syska.

SECOND CAUSE OF ACTION

- 29. Syska repeats, reiterates and realleges each and every allegation set forth in paragraphs "1" through "28" of this complaint with the same force and effect as if fully set forth at length herein.
- 30. The fair and reasonable value for the services performed by Syska for Yamasaki at its specific instance and request totaled the sum of \$5,113,198.56.
- 31. No part of the sum of \$5,113,198.56, has been paid, except for the sum of \$3,178,817.93, leaving a balance due of \$1,934,380.61.
- 32. If it is determined that for any reason the Agreement does not govern performance, then Syska is entitled to be compensated in *quantum meruit* for the value of the work it performed which said unpaid amount is believed to be not less than \$1,934,380.61.
- 33. By reason of the foregoing, there is due and owing to Syska from Yamasaki the amount of \$1,934,380.61 with interest thereon, no part of which has been paid although duly demanded.

THIRD CAUSE OF ACTION

- 34. Syska repeats, reiterates and realleges each and every allegation set forth in paragraphs "1" through "33" of this complaint with the same force and effect as if fully set forth at length herein.
- 35. The services performed under the agreement were performed at the specific instance and request of Yamasaki.
- 36. The services performed under the agreement did enhance the value of the Property to the benefit of Yamasaki.

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- 37. The fair and reasonable value for the services performed by Syska for Yamasaki at its specific instance and request totaled the sum of \$5,113,198.56.
- 38. No part of the sum of \$5,113,198.56 has been paid, except for the sum of \$3,178,817.93, leaving a balance of \$1,934,380.61.
- 39. Defendant Yamasaki has neglected and refused to pay Syska the aforementioned sum of \$1,934,380.61 despite due demand therefor and has been unjustly enriched from the benefits bestowed upon it by Syska.
- 40. By reason of the foregoing, there is due and owing to Syska from Yamasaki the amount of \$1,934,380.61 with interest thereon.

FOURTH CAUSE OF ACTION

- 41. Syska repeats, reiterates and realleges each and every allegation set forth in paragraphs "1" through "40" of this complaint with the same force and effect as if fully set forth at length herein.
- 42. Syska delivered to Yamasaki an invoice which detailed the total due and owing to Syska.
- 43. Defendant Yamasaki accepted said invoice without objection. This invoice became an account stated between Syska and Yamasaki in the total amount of \$1,934,380.61 which Yamasaki has failed to pay to Syska.
- 44. By reason of the foregoing, there is due and owing to Syska from Yamasaki the amount of \$1,934,380.61 with interest thereon.

WHEREFORE, Syska Hennessy Group, Inc. demands judgment against defendant Yamasaki Associates, Inc., as follows:

- on the First Cause of Action a judgment in the amount of \$1,934,380.61 plus (i) interest against defendant Yamasaki Associates, Inc.;
- on the Second Cause of Action a judgment in the amount of \$1,934,380.61 plus (ii) interest thereon against defendant Yamasaki Associates, Inc.;
- on the Third Cause of Action a judgment in the amount of \$1,934,380.61 plus (iii) interest thereon against defendant Yamasaki Associates, Inc.;
- on the Fourth Cause of Action a judgment in the amount of \$1,934,380.61 plus (iv) interest thereon against defendant Yamasaki Associates, Inc.; and
- for such other and further relief as this Court may deem just, proper and (v) equitable including reasonable attorney's fees and the costs and disbursements incurred by Syska Hennessy Group, Inc. in the prosecution of this action.

Dated: New York, New York March 14, 2008

WASSERMAN GRUBIN & ROGERS, LLP

By:

Michael T. Rogers (MR-8813)

Suzan Arden (SA-4713)

Attorneys for Plaintiff Syska Hennessy Group, Inc.

1700 Broadway

New York, New York 10019

(212) 581-3320

Michael T. Rogers (MR-8813) Suzan Arden (SA-4715) WASSERMAN GRUBIN & ROGERS LLP 1700 Broadway New York, New York 10019 (212) 581-3320 Attorneys for Plaintiff Syska Hennessy Group, Inc.

UNITED STATES DISTRICT COURT OF THE SOUTHERN DISTRICT OF NEW YORK

SYSKA HENNESSY GROUP, INC.,

Plaintiff,

Index No.

RULE 7.1 STATEMENT

-against-

YAMASAKI INTERNATIONAL LLC..

Defendant.

-----X

Pursuant to Federal Rule of Civil Procedure 7.1 and to enable District Judges and Magistrate Judges of the Court to evaluate possible disqualification or recusal, the undersigned counsel for Syska Hennessy Group, P.C., a private, non-governmental party, certifies that the following are corporate parents, affiliates and/or subsidiaries of said party which are publicly held:

NONE.

Dated: New York, New York March 14, 2008

VASSERMAN GRUBIN & ROGERS, LLP

Bv:

Michael T. Rogers

Suzan Arden

1700 Broadway

New York, New York 10019

(212) 581-3320

Attorneys for Plaintiff Syska Hennessy Group, Inc.

JS 44C/SDNY REV. 12/2005

CIVIL COVER SHEET

The JS-44 civil cover sheet and the information contained herein neither replace nor supplement the filing and service of pleadings or other papers as required by law, except as provided by local rules of court. This form, approved by the Judicial Conference of the United States in September 1974, is required for use of the Clerk of Court for the purpose of initiating the civil docket sheet.

PLAINTIFFS Syska & Hennessy Group, Inc.			DEFENDANTS Yamasaki International-Lie ASSOCIATES, In			
Wasserman Grubin 1700 Broadway, Ne	w York, NY 10019 (te	el: 212-581-3320)	ATTORNEYS (IF KNO			
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